

**MINUTES OF THE COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF  
CUDAHY, HELD AT THE CUDAHY MUNICIPAL BUILDING,  
5050 S. LAKE DR., MILWAUKEE COUNTY, WI HELD  
Tuesday October 13, 2009 @ 5:30 P.M.**

**ROLL CALL**

CDA President Sara Eberhardy called the meeting to order at 5:30 pm. The following answered, “present” to the roll call: Mike Clark, Ald. Joe Mikolajczak, Marty Van Hoof, Joan Houlehen, and Rick Ceschin. Also present Economic Development Director Lara Fritts, and Executive Director Bruce Schuknecht. Ald. Tom Pavlic was excused.

**MEETING STATEMENT**

The proper open meeting statement was read at this time.

**MINUTES:**

**MOTION WAS MADE BY JOAN HOULEHEN, SECOND BY RICK CESCHIN** to approve the minutes of the September 8, 2009 meeting. Motion carried unanimously.

**REPORTS FROM OFFICERS:**

The CDA M&I Checking account has a balance of \$ 7,807.80 and the LGIP account has a balance of \$ \$ 278,519.39.

**OLD BUSINESS**

1. Discussion and update regarding bonding for 2009. No action taken.
2. Discussion and update regarding Work Plan and bonding for 2010. No action taken.
3. Discussion and action regarding reallocation of previously bonded for TIF funds (approximately \$ 600,000.00). **MOTION WAS MADE BY MARTY VAN HOOFF, SECOND BY MIKE CLARK** to recommend to the Cudahy Common Council to reallocate TIF funds of \$ 600,000 to MCSC. Motion carried unanimously.
4. Discussion and action regarding proposed revision(s) to development agreement relating to the Kohl’s Food Store property. No action taken.
5. Discussion and action regarding Parking Request by Airport Glass relating to the southwest corner of the intersection of Layton and Packard Avenue, which is owned by the CDA. **MOTION WAS MADE BY RICK CESCHIN, SECOND BY MARTY VAN HOOFF** to refer to Traffic and Safety for further considerations for parking in front of businesses located on Layton Avenue as far East as possible. Motion carried unanimously.

**NEW BUSINESS**

1. Discussion and action regarding Parking Request C.J. Station House relating to the southeast corner of the intersection of Layton and Kingan Avenues, which is owned by the CDA. **MOTION WAS MADE BY RICK CESCHIN, SECOND BY SARA EBERHARDY** to reject the request based on the CDA’s recently adopted policy. Motion passed, 5-1.

2. Discussion and action regarding MCSC Contract. **MOTION WAS MADE BY ALD. JOE MIKOLAJCZAK, SECOND BY MARTY VAN HOOFF** to approve and recommend the contract to the Cudahy Common Council with typographical corrections. Motion carried 5-0, with Joan Houlehen temporarily not present.
3. Discussion and action regarding Façade Construction Grant Application for 4758 S. Packard Ave. (a.k.a. South Shore Cyclery). Defer to November 10, 2009 meeting.
4. Discussion and action regarding Façade Construction Grant Application for 3552 E. Layton Ave. (a.k.a. Tomasik & Associates Optometrists, Inc.). **MOTION WAS MADE BY JOAN HOULEHEN, SECOND BY ALD. JOE MIKOLAJCZAK** to approve the Construction Grant for \$ 25,000. Motion passes, 5-1.
5. Discussion and action regarding Façade Design Grant Application for the Breakwater Records Building. **MOTION WAS MADE BY RICK CESCHIN, SECOND BY MARTY VAN HOOFF** to approve the Design Grant for \$ 3,000. Motion carried unanimously.
6. Discussion and action regarding proposed rehabilitation project at 3620 E. Layton Ave. (Ademi/former Majestic Theatre). **MOTION WAS MADE BY ALD. JOE MIKOLAJCZAK, SECOND BY MIKE CLARK** to refer to legal counsel, to draft a development agreement with 50% increment as a starting point. Motion carried unanimously.
7. Presentation, discussion, and action regarding proposed Designed Guidelines. No action taken.
8. Discussion and action regarding proposed final report of the Retail Market Analysis. No action taken.
9. Discussion and action regarding expenditure to set up secure section on website for CDA documents to be stored for review by CDA members. **MOTION WAS MADE BY RICK CESCHIN, SECOND BY MARTY VAN HOOFF** to approve a \$ 500 expenditure for the secure section on the website. Motion carried unanimously.
10. Discussion and action regarding 2010 Economic Development Budget. No action taken.
11. Discussion and action regarding proposed Business Plan Competition. No action taken.
12. Discussion and action regarding proposed Business Welcome Wagon. No action taken.
13. Discussion and action regarding proposed RFP for Real Estate Brokerage Services to market CDA-owned properties. No action taken.

**UPDATES:**

1. Comprehensive Plan – goes to the Planning Commission
2. South Shore Economic Advancement Center – classes in progress.
3. John Antaramian/EEC Project – ad hoc committees scheduled.
4. Bylaws – Common Council approved; CDA member handbook can now be completed.
5. Capstone Class: UW Milwaukee and UW Madison – performing design work.

6. Donation of 3677 E. Carpenter Ave. to MCSC – MCSC meeting with the owner.
7. Library Square/Rodman foreclosure litigation – first check received from Rodman's.
8. Squire Place Development – conditional use approved by Planning Commission.
9. Cobalt Partners, LLC – timeframe discussed.
10. Other

**MOTION WAS MADE BY MARTY VAN HOOFF, SECOND BY ALD. JOE MIKOLAJCZAK** to adjourn at 9:24 p.m. Motion carried unanimously.